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REAL ESTATE COMPANY

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April 28, 2016

Portland Planning and Sustainability Commission
Mixed Use Zones Testimony
1900 SW 4th Ave, Suite 7100
Portland, OR 97201

Dear Portland Planning and Sustainability Commission,

AMERCO Real Estate Company (AREC), the parent company of U-Haul International, has prepared this testimony in regards to the proposed zoning changes to the properties located at:

- 8816 W/SE Foster Road (State ID# 1S2E16CA 13700)
- 8816 SE Foster Road (State ID# 1S2E16CA 12800)
- 7345 NE Sandy Blvd (State ID# 1N2E20DC 13100)
- 6408 N Lombard Street (State ID# 1N1E07AC 7500)
- 4831 SE Powell Blvd (State ID# 1S2E07BD 11000)

U-Haul Store Use Parameters by Zoning Designation

	EXISTING USE: GC	PROPOSED: CM2	DESIRED: CE
Retail Sales and Service (Truck and Trailer Rental)	Permitted	Permitted	Permitted
Exterior Storage	Permitted	Not Permitted	Permitted
Self-Service Storage	Permitted	Not Permitted	Permitted

The proposed rezoning will alter the base zone for these U-Haul Stores from General Commercial (GC) to the Commercial Mixed Use 2 (CM2) district. U-Haul has been serving your community since 1976 as a one-stop shop for moving and storage. The proposed rezoning would limit our ability to serve our community members. The status of being a grandfathered use in CM2 will limit the future redevelopment of these properties. In turn, affecting our ability to serve these areas as they transform into desired neighborhood centers.

We would like to propose the alternative base zone of Commercial Employment (CE) for these properties due to the auto-oriented nature of our existing U-Haul stores. U-Haul is an automotive related commercial type use that serves the residential communities within a 3-5 mile radius. In addition to serving the community with moving truck and trailer rental, we offer self-storage at many locations; in particular, the U-Haul Stores located at 8816 SE Foster Road and 7345 NE Sandy Blvd. The proposed zoning of CM2 does not permit self-storage and we would like to continue providing this use to the neighborhood. The CE district is equivalent to the existing zoning of General Commercial in how it regulates the uses of Self-Storage, Retail Sales and Service, and the Exterior Storage on the property.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at (602)263-6555 or sarah_nowaczyk@uhaul.com or by fax at (602) 277-5824.

Sincerely,



Sarah Nowaczyk
Amerco Real Estate Company